

Investment Sale—\$89 per sf

Fountains Lofts

Garment District - Ground Floor Office Space Condo

408 W 8th Street, Kansas City, MO 64105



REMAX
Realty & Auction House

17000 MO 45
Parkville, MO 64152
Office Phone: (816)741-0123

Kelly Fricker

816.729.2946 cell

KellyFricker@Remax.net

MO#2016039893
KS#00239347



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Investment Summary

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Price: \$850,000

9,598 square feet

\$89 per SF

Class A Loft Office Space

Fully Leased

Long-term Law Firm tenant

Heavy timber ceilings

**Located in Kansas City's Historic
Garment District**

Operating Statement

Total Income	\$177,195	Current leases
Expenses		
Parking	\$15,300	per lease
Janitorial	\$4,800	per lease
Repairs and Maintenance	\$2,400	2025 actual
HOA	\$56,529	2026 Actual
Insurance	\$3,728	2026 actual
Property Taxes	\$30,855	2025 actual
Total Expenses	\$113,613	
Net Operating Income	\$63,583	
 Price	 \$ 850,000	
Square Footage	9,598	
Price / SF	\$ 89	

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Financials

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Location

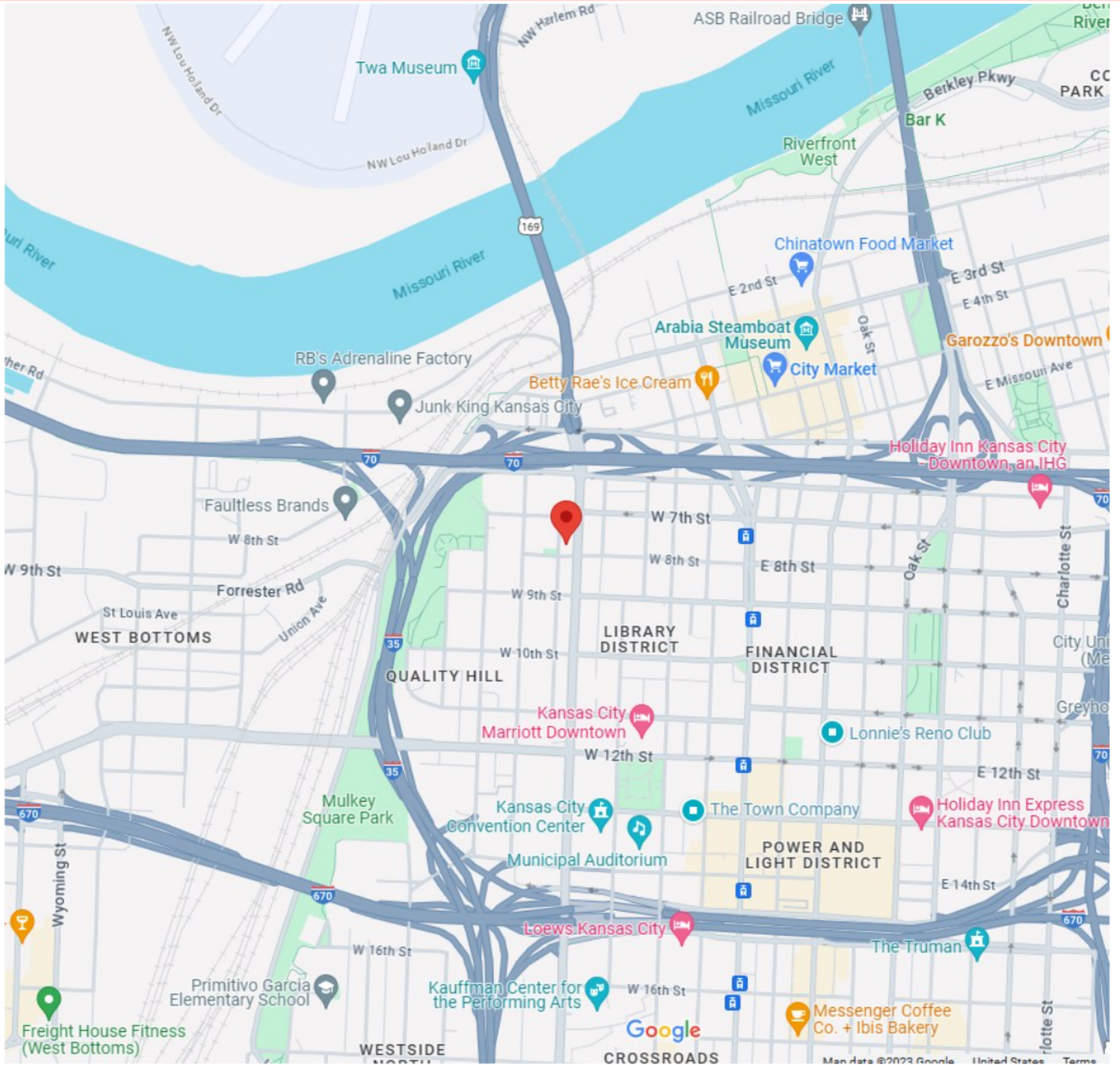
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